

\$539,900 - 17511 12 Avenue, Edmonton

MLS® #E4441767

\$539,900

4 Bedroom, 3.50 Bathroom, 1,850 sqft
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully maintained duplex in desirable Windermere! Boasting 1850 sqft, this 2-storey home features 9 ft ceilings, and a sun-filled south-facing backyard. The bright, open-concept layout includes a spacious living room, upgraded kitchen with ceiling-high cabinets, large island, and walk-in pantry. Upstairs offers 3 bedrooms and 2 full baths, an oversized bonus room, and a generous primary suite with a walk-in closet and 3-pc ensuite. The finished basement adds a 4th bedroom, a full bath, laundry, and a family room. Upgrades include stair railings and central vacuum. Enjoy the convenience of a double attached garage and close distance to shopping, gyms, schools (10/10 rated), daycare, and more. A perfect family home in a prime location!

Built in 2014

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4441767 |
| Price | \$539,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,850 |
| Acres | 0.00 |



| | |
|------------|---------------|
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 17511 12 Avenue |
| Area | Edmonton |
| Subdivision | Windermere |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2B8 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Smoking Home |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 9 |

Zoning

Zone 56

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Listing information last updated on June 18th, 2025 at 5:48pm MDT